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8 **UNITED STATES DISTRICT COURT**

9 **NORTHERN DISTRICT OF CALIFORNIA**

10 THERESA BROOKE, a married woman
11 dealing with her sole and separate claim,

12 Plaintiff,

13 vs.

14 COLONY NORTHSTAR INC., a
15 Maryland corporation dba Fairfield Inn by
Marriott Vacaville,

16 Defendant.

Case No:

VERIFIED COMPLAINT

(JURY TRIAL DEMANDED)

17 Plaintiff Theresa Marie Brooke alleges:

18 **PARTIES**

19 1. Plaintiff Theresa Brooke is a married woman. Plaintiff is legally disabled,
20 and is therefore a member of a protected class under the ADA, 42 U.S.C. § 12102(2),
21 the regulations implementing the ADA set forth at 28 CFR §§ 36.101 et seq., the
22 California Unruh Civil Rights Act. Plaintiff ambulates with the aid of a wheelchair due
23 to the loss of a leg.

24 2. Defendant, Colony Northstar Inc., owns and/or operates and does
25 business as the hotel Fairfield Inn by Marriott Vacaville located at 370 Orange Drive in
26 Vacaville, California. Defendant's hotel is a public accommodation pursuant to 42
27
28

1 U.S.C. § 12181(7)(A), which offers public lodging services. On information and belief,
2 Defendant's hotel was built or renovated after March 15, 2012.

3 **JURISDICTION**

4 3. Jurisdiction in this Court is proper pursuant to 28 U.S.C. §§ 1331 and 42
5 U.S.C. § 12188.

6 4. Plaintiff's claims asserted herein arose in this judicial district and
7 Defendant does substantial business in this judicial district.

8 5. Venue in this judicial district is proper under 28 U.S.C. § 1391(b) and (c)
9 in that this is the judicial district in which a substantial part of the acts and omissions
10 giving rise to the claims occurred.

11 **ALLEGATIONS**

12 6. Plaintiff alleges that Defendant's hotel does not have an access aisle at the
13 passenger loading zone adjacent to the hotel lobby in violation of Section 503 of the
14 2010 Standards.

15 7. Plaintiff formerly worked in the hospitality industry and her husband
16 works in the travel industry. She and her husband are avid travelers to California for
17 purposes of leisure travel and to "test" whether various hotels comply with disability
18 access laws. Testing is encouraged by the Ninth Circuit Court of Appeals.

19 8. Plaintiff and her husband traveled to the North Bay in late June of this
20 year for purposes of leisure and to test accessibility at local hotels.

21 9. During this trip, Plaintiff personally visited Defendant's hotel.
22 Defendant's hotel has a passenger loading zone because the pickup and dropoff area
23 directly outside of the lobby is designed and intended as a loading zone.

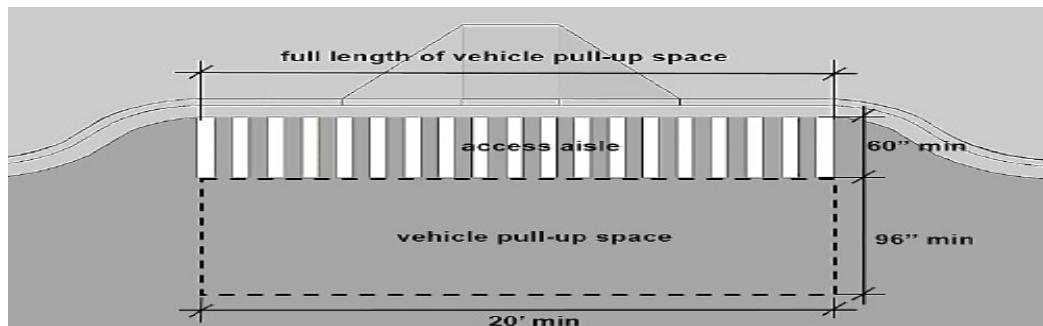
24 10. While at Defendant's hotel, she discovered that Defendant's hotel has a
25 barrier to entry, which is that the passenger loading zone does not have an access aisle.
26 The requirement of an access aisle at a passenger loading zone relates to Plaintiff's
27 disability of not having one leg and being forced to use a wheelchair because access
28 aisles are required so persons in a wheelchair can maneuver without threat of danger

1 from other vehicles and without other encumbrances blocking their pathway. The
2 lobby, therefore, is inaccessible to Plaintiff by way of the passenger loading zone
3 because there is no access aisle.

4 11. Plaintiff gained actual and personal knowledge of a barrier while visiting
5 Defendant's hotel, and as a result, she was deterred from entering the hotel.

6 12. Plaintiff will re-visit this hotel later this summer, which should be
7 sufficient time for Defendant to make the simple remediation of placing an access aisle.
8 In the event that Defendant does not provide this important access, she will remain
9 deterred and not attempt to gain access.

10 13. An illustration of a correct access aisle is provided below:



11 14. The following photograph depicts a perfect example of an access aisle at a
12 hotel passenger loading zone:
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**(Black arrow pointing at perfectly placed access aisle. Yellow arrows
pointing at vehicles respecting the safe space and providing clear
passage to lobby entrance for person in wheelchair).**

1 15. Defendant's hotel passenger loading zone does not have the access aisle
2 depicted in the illustration and photograph in Paragraphs 13 and 14 above. Plaintiff has
3 documented the violation.
4

5 16. It is readily achievable to modify the hotel to provide an access aisle.
6 Provision of an access aisle is extremely inexpensive.
7

8 17. Without injunctive relief, Plaintiff and others will continue to be unable to
9 independently use Defendant's hotel in violation of her rights under the ADA.
10

FIRST CAUSE OF ACTION

11 18. Plaintiff incorporates all allegations heretofore set forth.
12

13 19. Defendant has discriminated against Plaintiff and others in that it has
14 failed to make its public lodging services fully accessible to, and independently usable
15 by, individuals who are disabled in violation of 42 U.S.C. § 12182(a) and §
16 12182(b)(2)(iv) and the 2010 Standards, as described above.
17

18 20. Defendant has discriminated against Plaintiff in that it has failed to
19 remove architectural barriers to make its lodging services fully accessible to, and
20 independently usable by individuals who are disabled in violation of 42 U.S.C.
21 §12182(b)(A)(iv) and the 2010 Standards, as described above. Compliance with the
22 2010 Standards would neither fundamentally alter the nature of Defendant's lodging
23 services nor result in an undue burden to Defendant.
24

25 21. In violation of the 2010 Standards, Defendant's hotel passenger loading
26 zone does not have a disability access aisle as required by Section 503 of the Standards.
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28 22. Compliance with 42 U.S.C. § 12182(b)(2)(A)(iv) and the 2010 Standards,
29 as described above, is readily achievable by the Defendant. *Id.* Readily achievable
30 means that providing access is easily accomplishable without significant difficulty or
31 expense.
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33 23. Defendant's conduct is ongoing, and Plaintiff invokes her statutory right
34 to declaratory and injunctive relief, as well as costs and attorneys' fees.
35

24. Without the requested injunctive relief, Defendant's non-compliance with the ADA's requirements that its passenger loading zone be fully accessible to, and independently useable by, disabled people is likely to recur.

WHEREFORE, Plaintiff demands judgment against Defendant as follows:

- a. Declaratory Judgment that at the commencement of this action Defendant was in violation of the specific requirements of Title III of the ADA described above, and the relevant implementing regulations of the ADA;
- b. Permanent injunction pursuant to 42 U.S.C. § 12188(a)(2) and 28 CFR § 36.504(a) which directs Defendant to take all steps necessary to bring its passenger loading zone into full compliance with the requirements set forth in the ADA;
- c. Payment of costs and attorney's fees;
- d. Provision of whatever other relief the Court deems just, equitable and appropriate.

SECOND CAUSE OF ACTION

25. Plaintiff realleges all allegations heretofore set forth.

26. Defendant has violated the Unruh by denying Plaintiff equal access to its public accommodation on the basis of her disability as outlined above.

27. Unruh provides for declaratory and monetary relief to “aggrieved persons” who suffer from discrimination on the basis of their disability.

28. Plaintiff has been damaged by the Defendant's non-compliance with Unruh.

29. Pursuant to Cal Civ. Code §52, Plaintiff is further entitled to such other relief as the Court considers appropriate, including monetary damages in an amount of \$4,000.00, and not more.

30. Pursuant to Unruh, Plaintiff is entitled to attorney's fees and costs in an amount to be proven at trial.

WHEREFORE, Plaintiff demands judgment against Defendant as follows:

- a. Declaratory Judgment that at the commencement of this action Defendant was in violation of the specific requirements of Unruh; and

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2 b. Permanent injunction pursuant to 42 U.S.C. § 12188(a)(2) and 28 CFR §

3 36.504(a) which directs Defendant to take all steps necessary to bring its

4 passenger loading zone into full compliance with the requirements set

5 forth in the ADA;

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7 c. Payment of costs and attorney's fees;

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9 d. Damages in the amount of \$4,000.00; and

10

11 e. Provision of whatever other relief the Court deems just, equitable and

12 appropriate.

13 **DEMAND FOR JURY TRIAL**

14 Plaintiff hereby demands a jury trial on issues triable by a jury.

15 RESPECTFULLY SUBMITTED this 2d day of July, 2021.

16 

17

18 P. Kristofer Strojnik (242728)

19 Attorneys for Plaintiff

20 **VERIFICATION**

21 I declare under penalty of perjury that the foregoing is true and correct.

22 DATED this 2d day of July, 2021.

23 

24 Theresa Marie Brooke